

Scope of Work for Property Located at: 2217-19 North Sherman Blvd.
Property is: Single Family ☐ Duplex ☒ Other ☐ _____

Date: 7/18/2011

Below is the **minimum requirement** to meet health and safety issues. The City of Milwaukee, the Redevelopment Authority, and their representatives take no responsibility for problems discovered after the inspection date, or for omissions through error or oversight. The list does not necessarily include work required by private lenders, insurance companies, or by the Federal Block Grant or HOME programs.

Exterior Condition Report
Recommend Raze due to structural and interior condition

Location Site	Required Work		Note/Comments	Cost
	Landscaping	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	Self Help	\$ 500.00
	Steps/Handrails	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	replace service walk steps	\$ 750.00
	Service walks	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$
	Fencing	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	fix as needed	\$ 300.00
	Parking	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$
	Retaining walls	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$
	Other	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$
	Other	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>		\$
Garage	Singles: repair	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
N/A	Shingles: Roof over existing	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Shingles:Tear off & re-roof	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Gutters/downspouts	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Flashing	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Eaves	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Siding	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Doors	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Windows	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Slab	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Paint	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Electrical	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Other	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
Porches	Roof	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$
	Deck-upper	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	replace rear jump porch complete	\$ 600.00
	Deck--lower	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	replace rear entry porch complete	\$ 800.00
	Steps/handrails	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	replace rear entry steps complete	\$ 500.00
	Ceiling	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$
	Guardrails	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$
	Structural	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$
	Paint	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$
	Other	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$

House

Chimney	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Shingles: repair	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Shingles: Roof over existing	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Shingles:Tear off & re-roof	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Gutters/downspouts	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	800.00
Flashing	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Eaves	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Siding	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Storm Doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	5 \$	1,325.00
Prime ("main") Doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	5 \$	1,750.00
Storm Windows	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	43 \$	4,257.00
Prime ("main") Windows	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	6 \$	1,860.00
Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	As required	\$ 1,080.00
Foundation	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Foundation and veneer movement	\$
Electrical	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

Exterior: Estimated Cost:* **\$ 14,522.00**

*average contracted cost. Actual costs may vary. Self help will reduce the amount.

Interior Condition Report

Unit: Entire unit (single family) ☐
Upper unit of duplex ☒

Lower unit of duplex ☒
Other ☐

Mechanical Required Work

Heating

Repair/replace boiler	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Repair radiation	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Repair/replace furnace	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	upper and lower	\$	7,000.00
Repair ductwork	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	upper and lower	\$	2,000.00
Replace thermostat	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	200.00
Repair/replace grilles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	1,500.00
Tune boiler/furn. insp ht exchange	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	

Electrical

Repair/replace receptacles	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Repair/replace switches	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Repair/replace fixtures	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Install outlets and circuits	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Install outlets and circuits	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Install outlets and circuits	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Install outlets and circuits	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Upgrade service	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	upper and lower	\$	4,000.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Check all circuits for proper operation	\$	2,000.00
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	

Plumbing

Repair/replace kitchen sink	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	upper and lower	\$	1,038.00
Repair/replace kitchen sink faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	630.00
Repair/replace tub	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	upper and lower	\$	1,800.00
Repair/replace tub faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	upper and lower	\$	800.00
Repair/replace toilet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	upper and lower	\$	600.00
Repair/replace lavatory	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	upper and lower	\$	550.00
Repair/replace lavatory faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	upper and lower	\$	608.00
Repair/replace wash tub	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	upper and lower	\$	1,490.00
Repair/replace wash tub faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	upper and lower	\$	630.00
Unclog piping:	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Repair drain/waste/vent piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	upper and lower	\$	860.00
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	upper and lower	\$	860.00
Repair/replace water heater	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	upper and lower	\$	1,600.00
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	

Windows

Replace broken glass	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Repair or replace sash	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	624.00

Doors

Repair or replace doors	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Repair or repl. locks/latches	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	<i>Self Help</i>	\$	

Walls/Ceilings

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	As needed	\$	1,600.00
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Paint

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	As needed	\$	800.00
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Fire Safety

Install smoke/CO alarm:bsmt.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<i>Self Help Basement</i>	\$	80.00
Install smoke/CO alarm: 1st flr.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<i>Self Help</i>	\$	40.00
Install smoke/CO alarm: 2nd flr.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<i>Self Help</i>	\$	40.00

Handrails

Repair/replace defective	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	<i>Self Help</i>	\$	
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Stairs

Repair defective	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
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Floors

Repair defective	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
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Other

	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Asbestos	\$	4,000.00
	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Shore-up porch floor	\$	4,000.00
	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	

Interior: Estimated Cost: \$ **39,350.00**

Total Exterior and Interior Cost:* \$ **53,872.00**

*average contracted cost. Actual costs may vary. Self help will reduce the amount.

Inspected by: Chris Buzzell

Date: 07/17/2011

Self Help

Work listed as "self help" means the cost estimate includes only the cost of the materials, not labor or equipment.

Important Information Regarding Permits

All plumbing, heating, electrical, and structural repairs require permits before work can start. Permits are also required for other work such as new siding, new drywall, new doors. Permits are obtained at the Development Center located on the first floor of 809 N. Broadway.

Licensed contractors must do the above work, although owner occupants *may* be eligible to do maintenance work and structural/carpentry repairs.

Owner occupants *may* be eligible to do plumbing work on the unit they live in, but check with the plumbing inspector first.

Generally, minor carpentry repairs, plaster patching, and painting do not require permits.

Anyone disturbing painted surfaces must assume they contain lead paint if the home was built before 1978. Contractors must be licensed to do lead abatement and must obtain a permit. Permits are obtained from the Health Department, located on the first floor of 841 N. Broadway.

If you will be occupying the home, you can get free lead-safe training from the Health Department! Call 286-5119 to schedule on-site training.